

BILL NO. 87-8

AS AMENDED

COUNTY COUNCIL

OF

HARFORD COUNTY, MARYLAND

BILL NO. 87-8 (AS AMENDED)

Introduced by Council Members Fielder and Parrott

Legislative Day No. 87-8 Date March 10, 1987

AN ACT to repeal and re-enact, with amendments, Table 1, heading, Principal Permitted Uses For Specific Zoning Districts/Motor Vehicles and Related Services, of Section 267-32., heading, Principal Permitted Uses By Districts, of Article VI, heading, District Regulations, and to repeal Subsection D.(2), heading, Motor Vehicle and Related Services, of Section 267-53, heading, Specific Standards, of Article VIII, heading, Special Exceptions, all of Chapter 267, heading, Zoning, of the Harford County Code, as amended, to eliminate from the B1 Zoning District, motor vehicle filling and service stations as Special Exceptions and to eliminate written specific standards for motor vehicle filling and service stations for the B1 Zoning District.

By the Council, March 10, 1987

Introduced, read first time, ordered posted and public hearing scheduled

on: April 14, 1987

at: 7:00 P.M.

By Order: Doris Poulsen, Secretary

PUBLIC HEARING

Having been posted and notice of time and place of hearing and title of Bill having been published according to the Charter, a public hearing was

held on April 14, 1987

and concluded on April 14, 1987

Doris Poulsen, Secretary

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW. [Brackets] indicate matter deleted from existing law. Underlining indicates language added to Bill by amendment. Language lined through indicates matter stricken out of Bill by amendment.

BILL NO. 87-8

AS AMENDED

1 Section 1. Be It Enacted By The County Council of Harford
2 County, Maryland, that Table 1, heading, Principal Permitted
3 Uses For Specific Zoning Districts/Motor Vehicles and
4 Related Services, of Section 267-32, heading, Principal
5 Permitted Uses By Districts, of Article VI, heading, Dis-
6 trict Regulations, be, and it is hereby repealed and
7 re-enacted with amendments; and Subsection D.(2), heading,
8 Motor Vehicles and Related Services of Section 267-53,
9 heading, Specific Standards, of Article VIII, heading,
10 Special Exceptions, be, and it is hereby repealed, all of
11 Chapter 267, heading, Zoning, of the Harford County Code, as
12 amended, all to read as follows:

13 Chapter 267. Zoning.

14 Article VI. District Regulations.

15 Section 267-32. Principal Permitted Uses By Districts.

16 Table 1. Principal Permitted Uses For Special Zoning
17 Districts (Motor Vehicle and Related Services) (attached).

18 Article VIII. Special Exceptions.

19 Section 267-53. Specific Standards.

20 The special exception enumerated herein, in addition
21 to other conditions as may be imposed by the Board, shall
22 comply with the following requirements:

23 D. Motor Vehicle and Related Services.

24 [(2) Motor Vehicle Filling and Service Stations.

25 These uses may be granted in the B1 District, provided that:

26 (a) A buffer yard measuring not less than
27 ten (10) feet in width shall be provided along the boundary
28 with any road right-of-way or adjacent residential lot.

29 (b) All requirements for an automobile
30 filling or service station in the B2 District are met.

31 (c) Outdoor storage of vehicles, tires and
32 equipment and the erection or location of accessory

1 structures on the premises shall be prohibited unless
2 approved by the Board.

3 (d) The rental or storage of trailers,
4 boats or trucks shall be prohibited.

5 (e) Any outdoor storage or refuse area
6 approved shall be fenced or screened from adjacent property
7 and approved as part of the site plan.

8 (f) Materials, textures, colors and
9 designs of fences, walls and screening shall be compatible
10 with the on-site development, the adjacent properties and
11 the neighborhood. When solid walls are required, a planting
12 strip five (5) feet wide shall also be provided. Such
13 planting shall include trees or shrubs at least two (2) feet
14 tall at time of planting, which may be expected to form a
15 year-round dense screen within three (3) years.]

16 SECTION 2. AND BE IT FURTHER ENACTED, THAT HARFORD COUNTY
17 RECOGNIZES THAT THIS LEGISLATION UPON ITS ENACTMENT WILL
18 CREATE NON-CONFORMING USES IN THE B1 DISTRICT; THEREFORE,
19 THE COUNTY EMPHASIZES THAT THESE USES (MOTOR VEHICLE FILLING
20 AND SERVICE STATIONS OR CONVENIENCE STORES PUMPING GASOLINE)
21 MAY CONTINUE, SUBJECT ONLY TO THE PROVISIONS OF THE ZONING
22 CODE FOR NON-CONFORMING USES, INCLUDING EXPANSION, EXTEN-
23 SION, OR USE.

24 SECTION 3. AND BE IT FURTHER ENACTED, THAT EXEMPTED FROM THE
25 PROVISIONS OF THIS BILL SHALL BE ALL SPECIAL EXCEPTIONS FOR
26 MOTOR VEHICLE FILLING AND SERVICE STATIONS RECEIVING BOARD
27 OF APPEALS APPROVAL PRIOR TO ENACTEMENT OF THIS BILL, TO THE
28 EXTENT THAT SUCH USE SHALL BECOME A NON-CONFORMING USE UPON
29 ENACTMENT.

30 Section 2 4. And Be It Further Enacted, that this Act shall
31 take effect sixty (60) calendar days from the date it
32 becomes law.

EFFECTIVE: June 26, 1987

Hartford County

Table 1. Principal Permitted Uses for Specific Zoning Districts
Motor Vehicles and Related Services
[Amended by Bill No. 82-53]

Use Classification	AG	RR	R1	R2	R3	R4	Zoning Districts					G1	OR1
							VR	VB	E1	B2	B3	C1	
Car wash								P		P	P	P	
Commercial vehicle and equipment storage	SE							SE					
Commercial vehicle construction and industrial equipment sales and service								P			P	P	
Farm vehicles and equipment sales and service	SE							P			P	P	
Motor vehicle filling and service stations								P			P	P	
Motor vehicle repair shops	SE							P	[SE]	P	P	P	
Motor vehicle rental and leasing								P	SE	P	P	P	
Motor vehicle sales and service								P			P	P	
Salvage and junk yards													SE

KEY:

"P" indicates permitted subject to applicable code requirements.

"SP" indicates permitted subject to special development regulations, pursuant to Article VII.

"SE" indicates permitted subject to special exception regulations, pursuant to Article VIII.

"T" indicates permitted subject to temporary use regulations, pursuant to § 267-27.

A blank cell indicates that the use is not permitted.

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AS AMENDED

BY THE COUNCIL

BILL NO. 87-8 (as amended)

Read the third time.

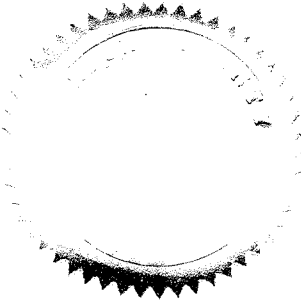
Passed LSD 87-12 (April 21, 1987) (with amendments)

Failed of Passage _____

By order

Doris Poulsen, Secretary

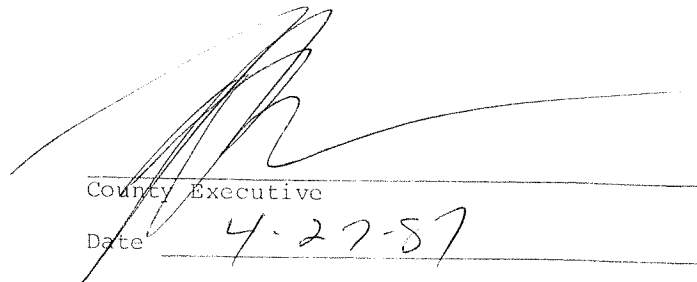
Sealed with the County Seal and presented to the County Executive
for his approval this 22nd day of April, 1987
at 3:00 o'clock P.M.



Doris Poulsen, Secretary

BY THE EXECUTIVE

APPROVED:


County Executive
Date 4-27-87

BY THE COUNTY

This Bill, (No. 87-8, as amended), having been approved by
the Executive and returned to the Council, becomes law on
April 27, 1987.

Doris Poulsen, Secretary

EFFECTIVE DATE: June 26, 1987

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AS AMENDED